

SUNTRUP VOLVO

A TRACT OF LAND BEING...
 LOT 'D' OF THE PROPOSED O'FALLON AUTO MALL
 SUBDIVISION IN PART OF LOTS 23 & 24 OF JOHN
 COALTER'S SUBDIVISION OF HOWELL'S PRAIRIE
 TRACT IN U.S. SURVEY 1669, T. 46 N., R. 3 E.,
 CITY OF O'FALLON, ST. CHARLES CO, MISSOURI

SEWER MEASUREMENTS

The existing sewer lengths, sizes, flowlines, depths of structures and sewers and locations with respect to existing or proposed easements have been measured. The results of those measurements are shown on this set of Final Measurement plans. Since the wye locations have been plotted from information provided by the sewer contractor or other sources, I disclaim any responsibility for that specific information.

All public sewers are located within designated existing or proposed easements.

Leonard J. Meers 10/23/05
 P.E./L.S. DATE

AS-BUILT PLANS

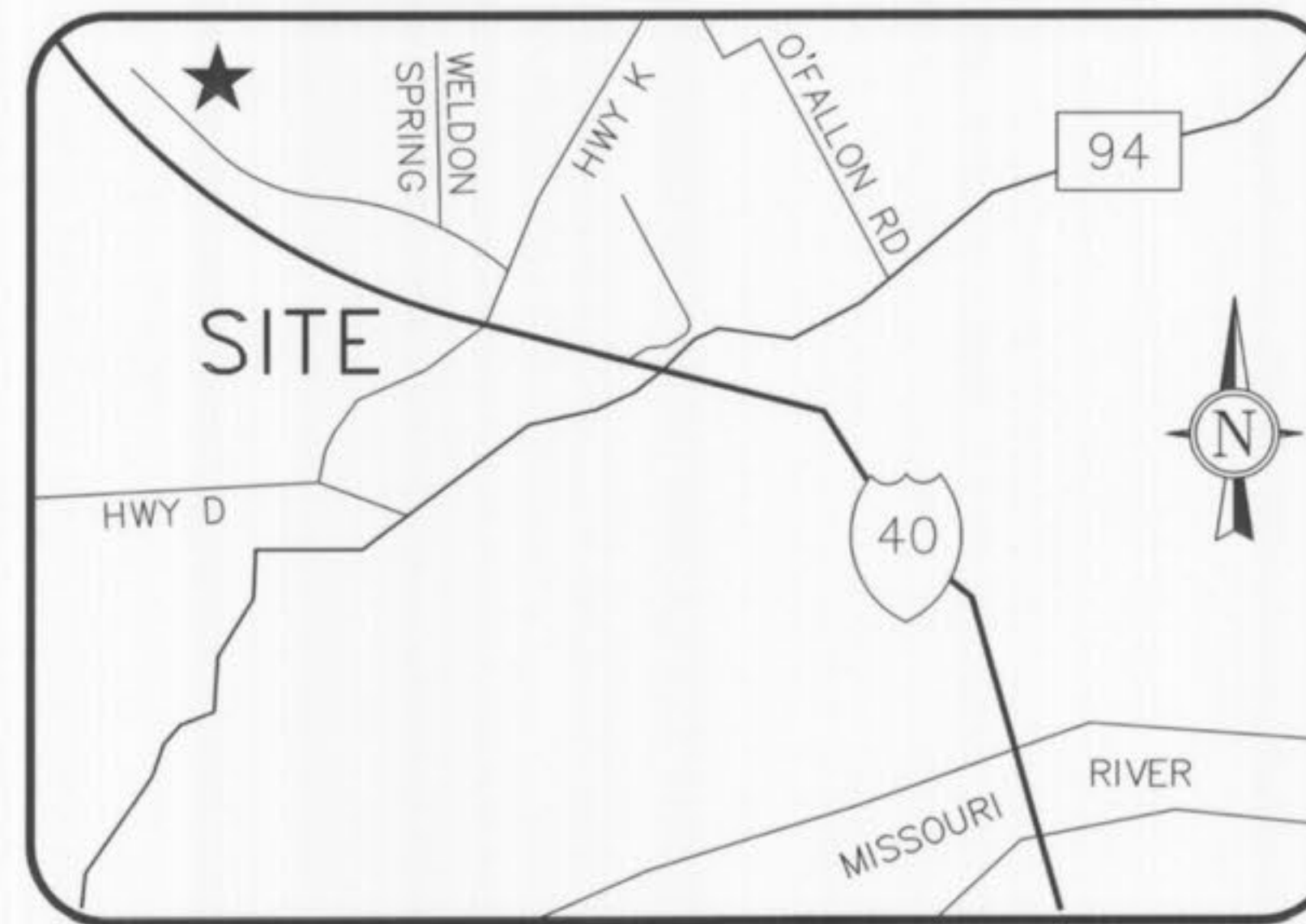
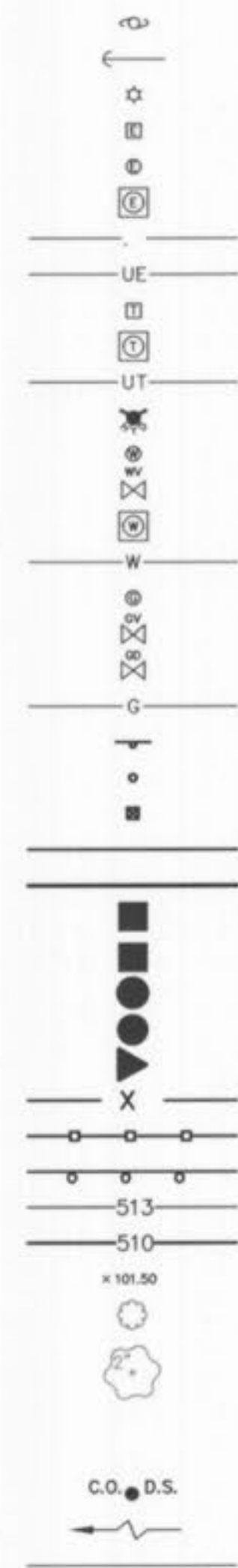
LEGEND

EXISTING



- UTILITY POLE
- GUY WIRE
- LIGHT STANDARD
- ELECTRIC BOX
- ELECTRIC METER
- ELECTRIC MANHOLE
- OVERHEAD ELECTRIC LINE
- UNDERGROUND ELECTRIC LINE
- TELEPHONE BOX
- TELEPHONE MANHOLE
- UNDERGROUND TELEPHONE LINE
- FIRE HYDRANT
- WATER METER
- WATER VALVE
- WATER MANHOLE
- WATER LINE
- GAS METER
- GAS VALVE
- GAS DRIP
- GAS LINE
- STREET SIGN
- BOLLARD OR POST
- MAILBOX
- SANITARY SEWER
- STORM SEWER
- STORM DRAIN GRATE INLET
- STORM DRAIN AREA INLET
- STORM DRAIN MANHOLE
- SANITARY SEWER MANHOLE
- FLARED END SECTION
- FENCE: CHAIN LINK OR WIRE
- FENCE: WOOD CONSTRUCTION
- GUARDRAIL
- MINOR CONTOUR INTERVAL
- MAJOR CONTOUR INTERVAL
- SPOT ELEVATION
- BUSH OR SHRUB
- TREE W/APPROXIMATE DIAMETER SIZE
- FOUND SURVEY MONUMENT AS NOTED
- SET SURVEY MONUMENT AS NOTED
- CLEAN-OUT/DOWN-SPOUT
- SWALE
- UTILITY EASEMENT

PROPOSED



LOCATOR MAP

PROPERTY OWNER SUNTRUP VOLVO
EXISTING ZONING C-2/PUD
SITE ACREAGE 4.00 AC.
SITE ADDRESS 521 AUTO MALL DRIVE
 O'FALLON, MO 63303

FLOODPLAIN NOTE

NOTE: THE SURVEYED TRACT AS SHOWN HEREON LIES WITHIN FLOOD ZONE X; AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN AS SHOWN ON FLOOD INSURANCE RATE MAP 29183C0430 E. EFFECTIVE DATE: AUGUST 2, 1996

J. R. GRIMES CONSULTING ENGINEERS, INC. AND THE UNDERSIGNED ENGINEER HAVE NO RESPONSIBILITY FOR SERVICES PROVIDED BY OTHERS TO IMPLEMENT THE IMPROVEMENTS SHOWN ON THIS PLAN AND ALL OTHER DRAWINGS WHERE THE UNDERSIGNED ENGINEER'S SEAL APPEARS. THE CONSTRUCTION MEANS AND METHODS ARE THE SOLE RESPONSIBILITY OF THE OWNER AND CONTRACTOR. J. R. GRIMES CONSULTING ENGINEERS, INC. HAS NO RESPONSIBILITY TO VERIFY FINAL IMPROVEMENTS AS SHOWN ON THIS PLAN UNLESS SPECIFICALLY ENGAGED AND AUTHORIZED TO DO SO BY THE OWNER OR CONTRACTOR.

- 6 02/10/06 PER CITY COMMENTS
- 5 01/23/06 PER CITY COMMENTS
- 4 12/19/05 PER CITY COMMENTS
- 3 10/18/05 PER FIRE MARSHALL COMMENTS
- 2 10/11/05 PER CITY COMMENTS
- 1 09/12/05 PER DUCKETT CREEK SANITARY DISTRICT COMMENTS

UTILITIES

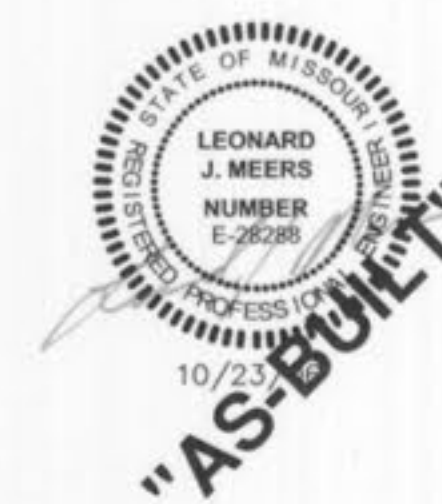
WATER DISTRICT	PUBLIC WATER DISTRICT NO. 2 100 WATER DR. O'FALLON, MO 63303	ELECTRIC SERVICE	AMEREN UE 2100 BLUESTONE ST. CHARLES, MO 63303
SEWER DISTRICT	DUCKETT CREEK 3550 HIGHWAY K ST. CHARLES, MO 63304	PHONE SERVICE	SOUTHWESTERN BELL 402 N. 3RD ST. GRND FLOOR ST. CHARLES, MO 63301
GAS SERVICE	LACLEDE GAS CO. 720 OLIVE RM. 1409 ST. LOUIS, MO 63101	CABLE SERVICE	CHARTER COMMUNICATIONS 4160 OLD MILL PARKWAY ST. PETERS, MO 63576

BENCH MARK

USGS-NGVD DATUM
 RM57: (548.01 PER FLOOD INSURANCE MAP COMMUNITY PANEL NO. 29183C 0430 C CHISELED SQUARE ON THE SOUTHWEST END OF THE SOUTH HEADWALL OF CULVERT LOCATED AT JUNCTION OF U.S. HIGHWAY 40 AND COUNTY HIGHWAY K.

SITE BENCH MARK

EL. 553.29 - CHISELED SQUARE AT THE SOUTHWEST CORNER OF THE CONCRETE BASE OF QUICKTRIP SIGN LOCATED AT THE SOUTHWEST CORNER OF THE QUICKTRIP PROPERTY



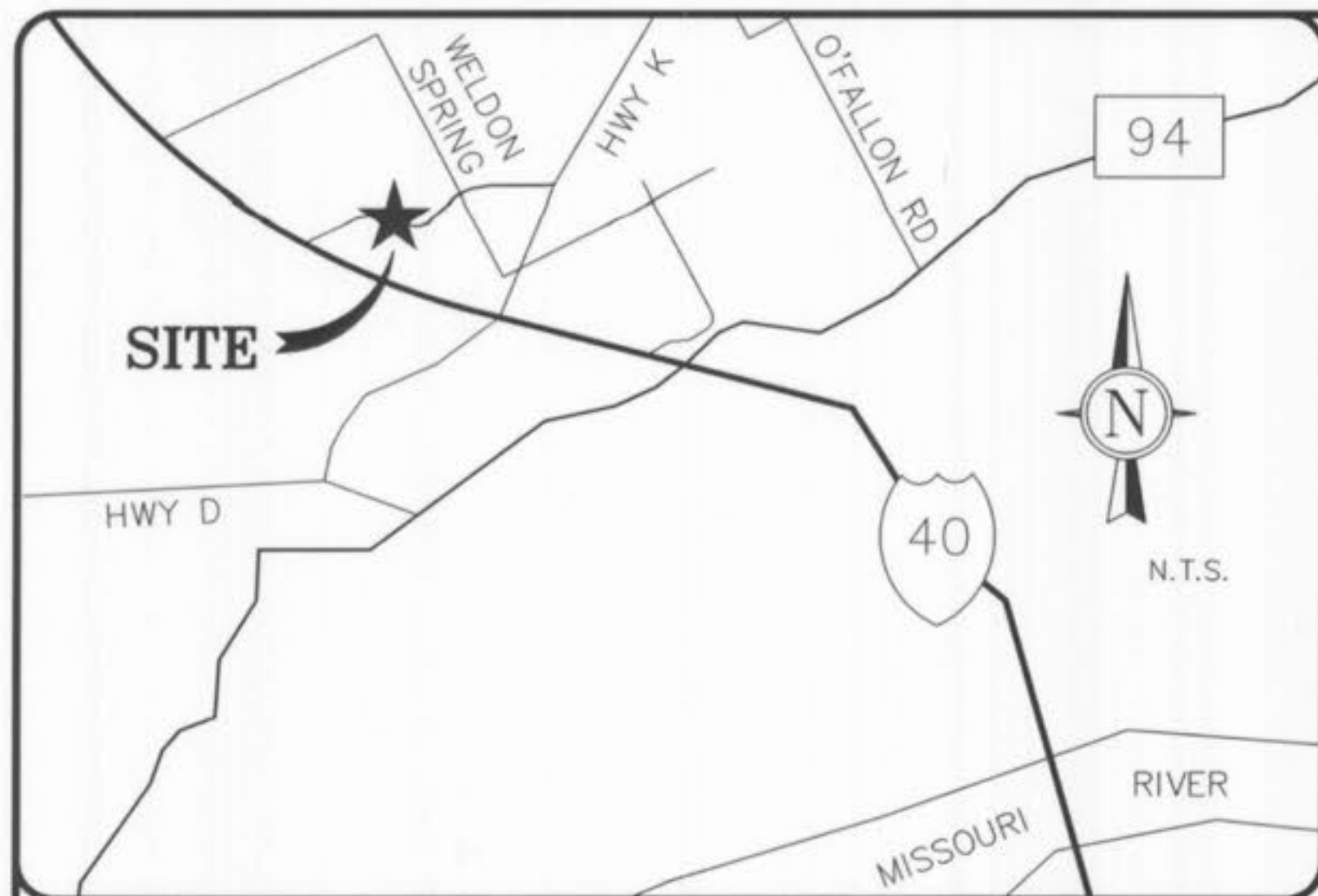
SUNTRUP VOLVO TITLE SHEET

**J. R. GRIMES
CONSULTING ENGINEERS, INC.**

12300 OLD TESSON ROAD
SUITE 300D
ST. LOUIS, MO. 63128
PH. (314) 849-8100
FAX (314) 849-6010

DRAWN BY:	DATE:	CHECKED BY:	DATE:	JOB NUMBER:	SHEET:
JSK	08/05/05	LJM	08/05/05	1499	C1

PREPARED FOR:
 SUNTRUP AUTOMOTIVE GROUP
 CONTACT: CHRIS SUNTRUP
 14410 MANCHESTER RD.
 MANCHESTER, MO 63011
 PH: (636) 227-8303
 FAX: (636) 227-6209



NOT TO SCALE

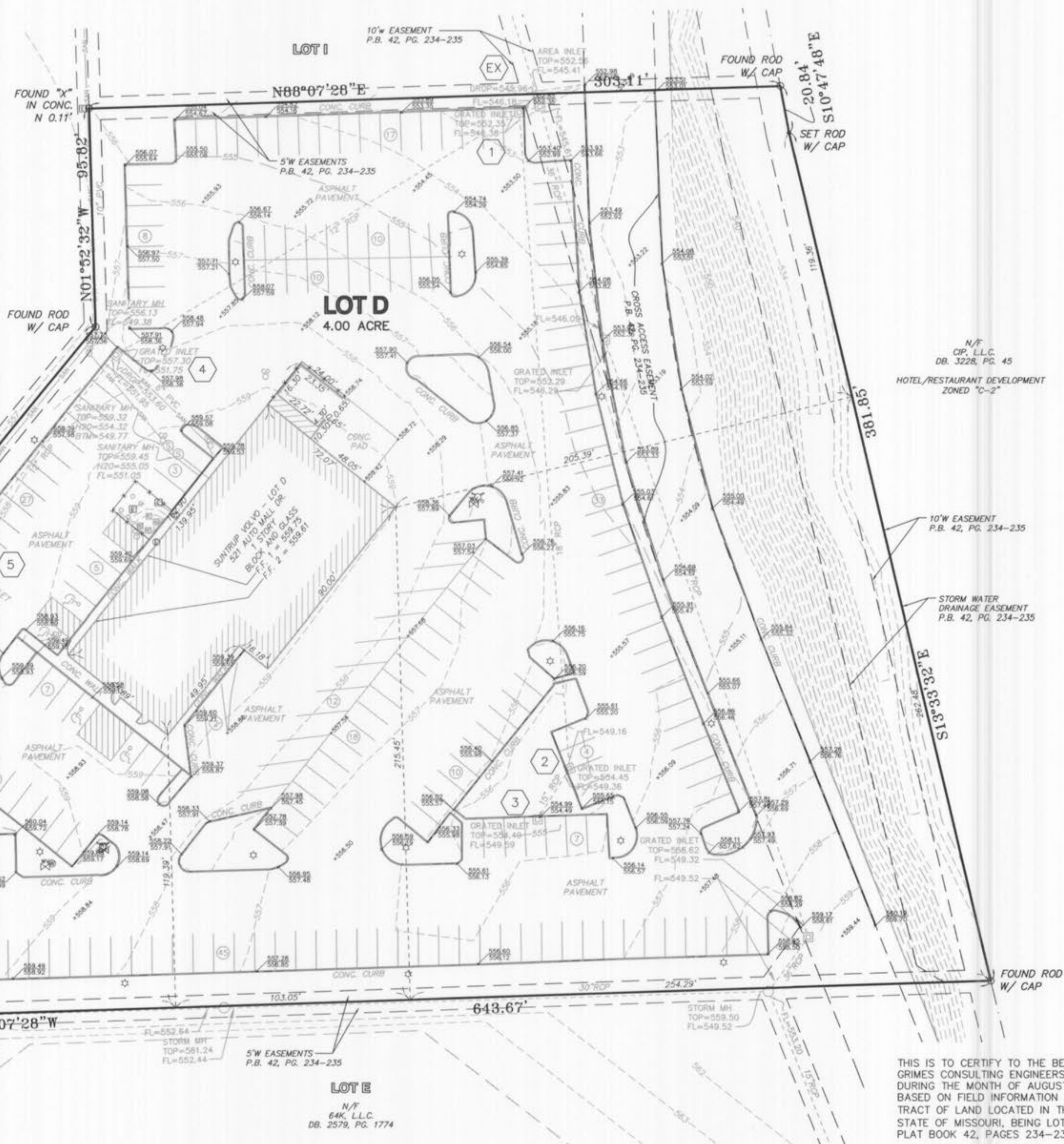


BASIS OF BEARING
O'FALLON AUTO MALL
PLAT BOOK 42, PAGES 234-235

SUNTRUP VOLVO

AS-BUILT SURVEY

LOT D OF O'FALLON AUTO MALL
IN U.S. SURVEY 1669, T. 46 N., R. 3 E.,
CITY OF O'FALLON, ST. CHARLES COUNTY, MISSOURI



LEGEND

⊕	UTILITY POLE
⊙	GUY WIRE
⊛	LIGHT POLE
⊞	ELECTRIC BOX
⊚	ELECTRIC METER
⊠	ELECTRIC MANHOLE
⊡	FIRE HYDRANT
⊣	WATER METER
⊤	WATER VALVE
⊥	WATER MANHOLE
⊦	GAS METER
⊧	STREET SIGN
⊨	BOLLARD OR POST
⊩	MAILBOX
⊪	YARD DRAIN
⊫	CLEANOUT
⊬	STORM DRAIN W/GRATE INLET
⊭	STORM DRAIN W/AREA INLET
⊮	STORM DRAIN W/MANHOLE
⊯	SANITARY SEWER W/MANHOLE
⊰	FENCE: CHAIN LINK OR WIRE
51.5	1' CONTOUR INTERVAL
510	5' CONTOUR INTERVAL
×101.5	SPOT ELEVATION

"AS-BUILT"

Call Before you DIG
TOLL FREE
1-800-344-7483
MISSOURI ONE-CALL SYSTEM INC.

Underground facilities, structures & utilities have been plotted from available surveys, records & information, and therefore, do not necessarily reflect the actual existence, nonexistence, size, type, number of, or location of these facilities, structures, & utilities. The Contractor shall be responsible for verifying the actual location of all underground facilities, structures, & utilities, either shown or not shown on these plans. The underground facilities, structures, & utilities shall be located in the field prior to any grading, excavation or construction of improvements. These provisions shall in no way absolve any party from complying with the Underground Facility Safety and Damage Prevention Act, Chapter 319, RSMo.

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MANCHESTER, MO 63011
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FAX: (636) 227-6209

THIS IS TO CERTIFY TO THE BEST OF MY BELIEF, KNOWLEDGE, AND ABILITY THAT J. R. GRIMES CONSULTING ENGINEERS, INC., AT THE REQUEST PAUL DEMARCO OF RK BUILDERS, DURING THE MONTH OF AUGUST, 2006, PREPARED A BOUNDARY & IMPROVEMENT SURVEY, BASED ON FIELD INFORMATION OBTAINED FROM FIELD PERSONNEL UNDER MY DIRECTION OF A TRACT OF LAND LOCATED IN THE CITY OF O'FALLON, THE COUNTY OF ST. CHARLES AND THE STATE OF MISSOURI, BEING LOT D OF O'FALLON AUTO MALL, A SUBDIVISION AS RECORDED IN PLAT BOOK 42, PAGES 234-235 OF THE ST. CHARLES COUNTY, MISSOURI, RECORDS.

I ALSO DECLARE THAT UNDER MY SUPERVISION AND TO THE BEST OF MY ABILITY AND PROFESSIONAL JUDGMENT THAT THE RESULTS SHOWN HEREON ARE MADE IN ACCORDANCE WITH THE CURRENT MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS FOR URBAN CLASS PROPERTY AS SET FORTH BY THE MISSOURI DEPARTMENT OF NATURAL RESOURCES, DIVISION OF GEOLOGY AND LAND SURVEY AND RULES PROMULGATED BY THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS, AND LAND SURVEYORS EFFECTIVE OCTOBER 31, 2003.

IN WITNESS WHEREOF, WE HEREOF SET OUR FIRM NAME AT OUR OFFICE IN ST. LOUIS COUNTY, MISSOURI THIS 23rd DAY OF October, 2006.

J. R. GRIMES CONSULTING ENGINEERS, INC. LS-343-D
By Earl E. Graham
EARL E. GRAHAM, PLS-2262
MISSOURI PROFESSIONAL LAND SURVEYOR



J. R. GRIMES CONSULTING ENGINEERS, INC.
12300 OLD TESSON ROAD
ST. LOUIS, MO. 63128
PH. (314) 849-6100
FAX (314) 849-0010

REV. NO.	DATE	REMARKS

SHEET TITLE: **SUNTRUP VOLVO AS-BUILT SURVEY**

JOB NUMBER: **1499**

DRAWN BY: **R.C.S.**

DATE: **8/23/06**

CHECKED BY: **E.E.G.**

DATE: **8/23/06**

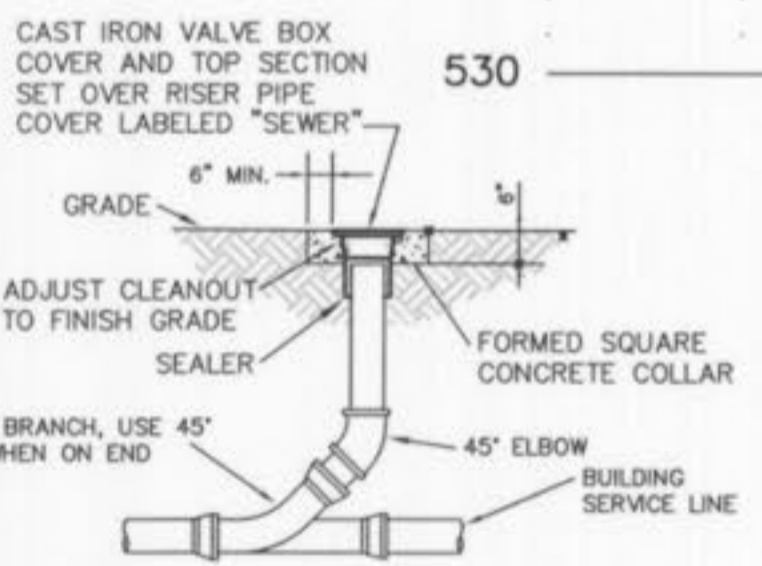
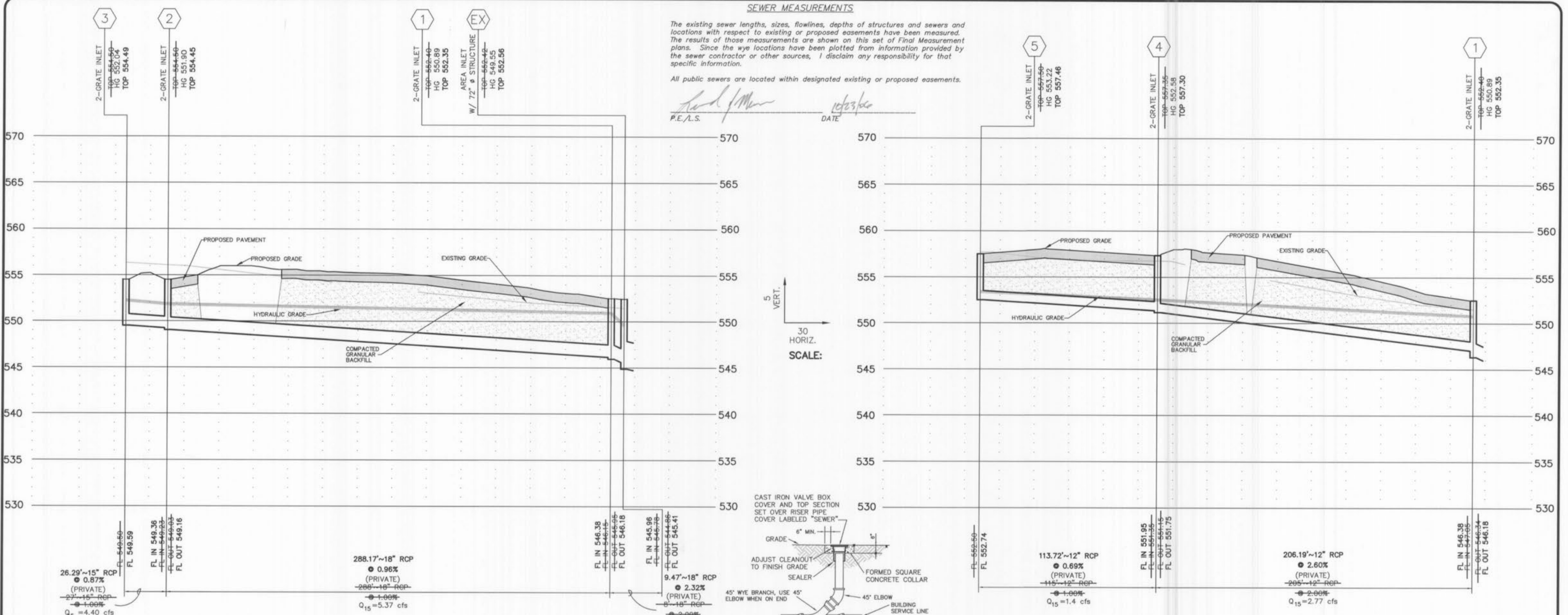
SHEET: **1 OF 1**

SEWER MEASUREMENTS

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Handwritten Signature
P.E./L.S. DATE: 10/23/05



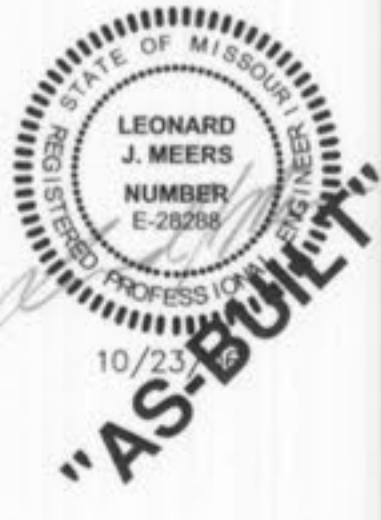
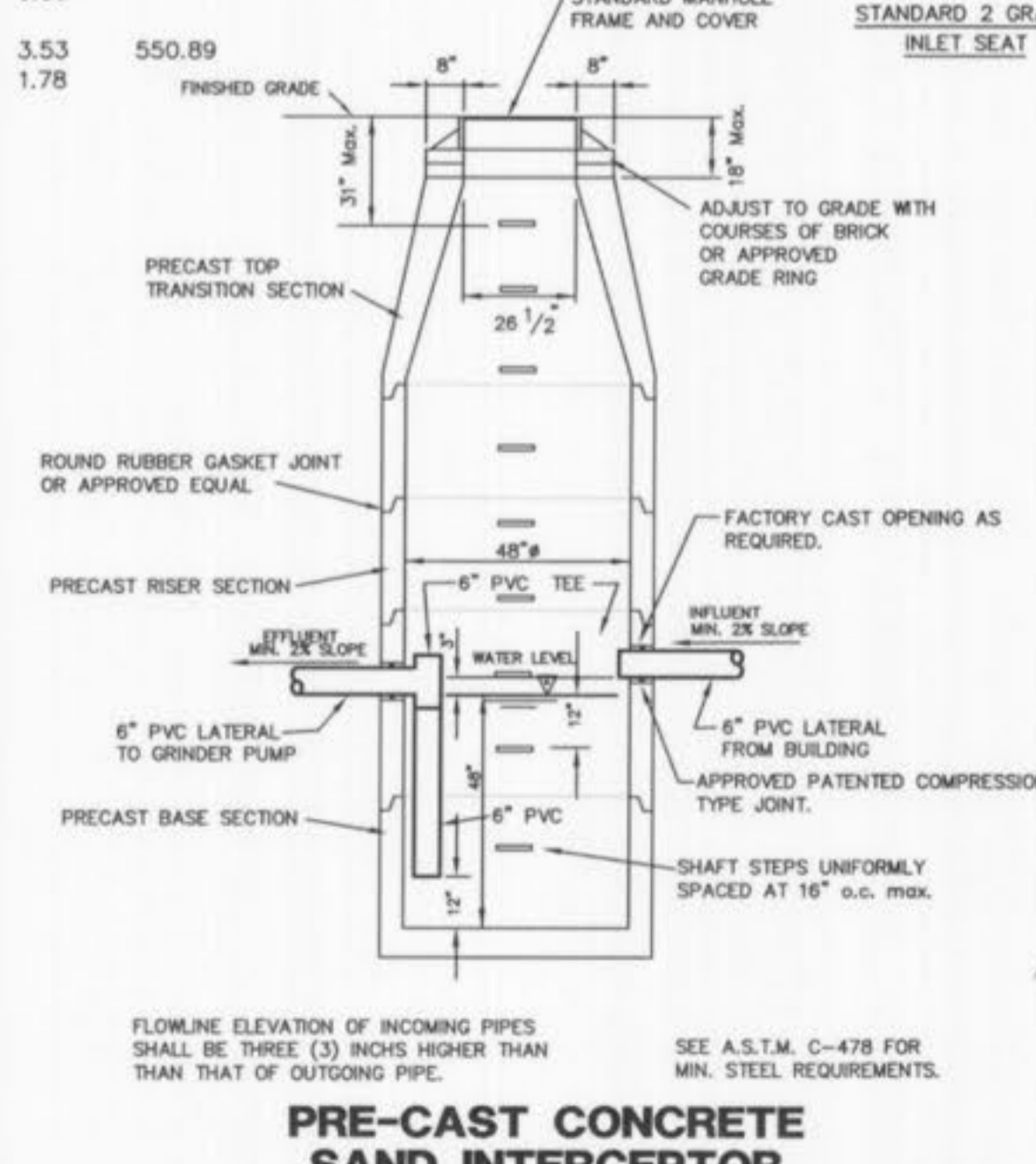
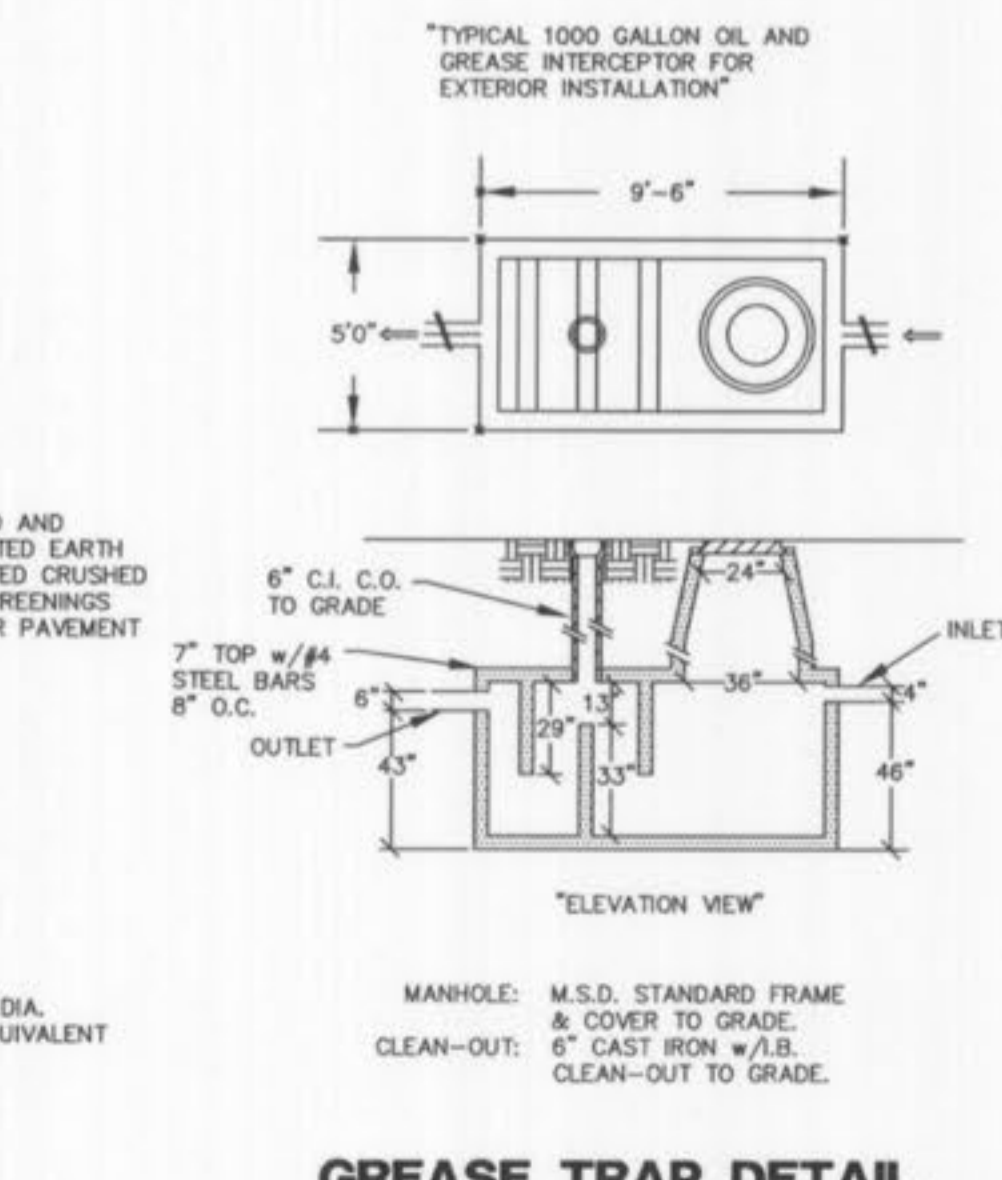
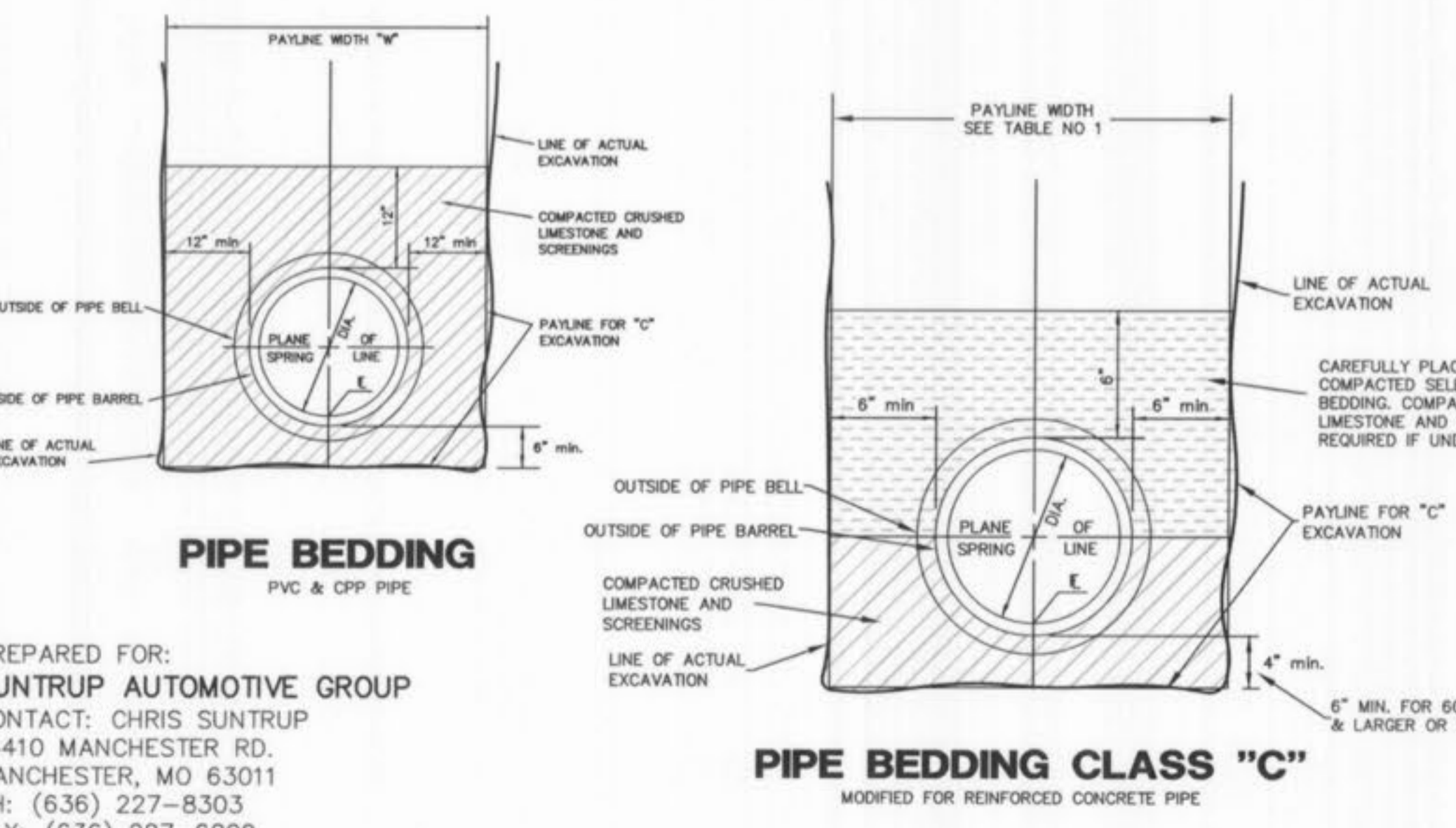
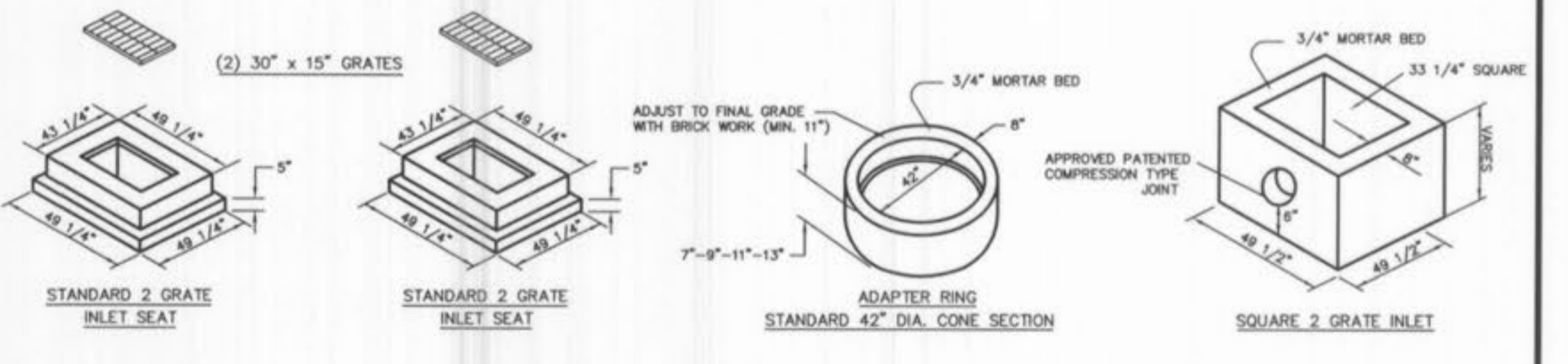
J.R. GRIMES CONSULTING ENGINEERS, INC.
VER. 3.0

SUNTRUP VOLVO

STRUCTURE	UPR	LOWER	FLOWLINE	LENGTH	GRADE	PIPE	"n"	Q	TOTAL	V	Vh	PIPE LOSSES (ft.)			STRUCTURE LOSSES (ft.)			HYD. ELEV.		HYD. GRADE	LOWEST	PIPE CAPACITY	DEPTH	FULL FLOW VELOCITY	GIVEN LOWER	HYD. ELEV.		
												FRICT.	CURVE	TOTAL	JUNC.	BEND	TOTAL	UPPER	LOWER								FL.	FL.
HYDRAULIC DATA 15 YEAR STORM																												
1	EX		546.18	545.96	9	0.0232	18	0.013	5.75	11.12	6.80	0.72	0.12	0.00	0.12	0.70	0.52	1.21	550.89	549.55	0.01307	552.40	1.51	16.01	0.69	0.90	6.29	549.55
2	1		549.16	546.38	288	0.0096	18	0.013	0.97	5.37	3.07	0.15	0.77	0.00	0.77	0.12	0.12	0.24	551.90	550.89	0.00267	554.50	2.60	10.32	0.52	0.77	3.04	
3	2		549.59	549.36	26	0.0087	15	0.013	4.40	4.40	3.91	0.24	0.14	0.00	0.14	0.00	0.00	0.00	552.04	551.90	0.00551	554.50	2.46	6.04	0.73	0.78	3.59	
4	1		551.75	546.38	206	0.0260	12	0.013	1.37	2.77	3.49	0.19	1.22	0.00	1.22	0.19	0.16	0.35	552.58	550.89	0.00592	557.35	4.77	5.75	0.48	0.49	3.53	
5	4		552.74	551.95	114	0.0069	12	0.013	1.40	1.40	1.75	0.05	0.17	0.00	0.17	0.00	0.00	0.00	553.22	552.58	0.00148	557.50	4.28	2.97	0.47	0.48	1.78	

CALC. BY: L.W.
DATE: 8/12/2005
REVISED: 10/4/2006

SEWER CLEANOUT



10/11/05 PER CITY COMMENTS

SUNTRUP VOLVO PROFILES

J. R. GRIMES CONSULTING ENGINEERS, INC.

12300 OLD TESSON ROAD
SUITE 3000
ST. LOUIS, MO. 63128
PH. (314) 849-6100
FAX (314) 849-6100

DRW BY: JSK DATE: 08/05/05 CHECKED BY: LJM DATE: 08/05/05 JOB NUMBER: 1499 SHEET: C8